

RESOLUTION NO. CR-26-97

A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE  
INTEREST IN CERTAIN LANDS FOR THE IMPROVEMENT OF HAUGHN ROAD.

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WHEREAS, the City of Grove City contemplates the improvement to Haughn Road; and

WHEREAS, it is necessary to exercise the right of eminent domain to acquire property for said improvement.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby deems it necessary and declares its intention for the purpose of improving Haughn Road to appropriate the fee simple interest in and to the premises described in Exhibits A, B, C, D, E, F, G, H, I, J and K attached hereto and made a part hereof. Said project pursuant to and in accordance with the Charter of the City of Grove City, Ohio and the Constitution and Laws of the State of Ohio.

SECTION 2. The Mayor be and is hereby authorized to cause written notice of the passage of this resolution be given to the owners, persons in possession of, or having an interest of record in the above described premises and said notice shall be served according to law by such person designated for that purpose by the mayor and to make return of service of notice in the manner provided by law.


SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

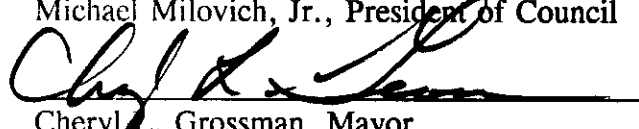
Passed: 4-21-97

Effective: 4-21-97

Attest:

I Certify that this resolution is correct as to form

  
Michael Milovich, Jr., President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, Clerk of Council

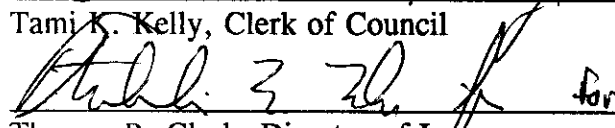
  
Thomas R. Clark, Director of Law

EXHIBIT "B"  
0.162 ACRE TRACT

CR-26-97

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being a strip of land thirty (30.00) feet in width along the easterly side of that 7.000 acre tract as conveyed to Kenneth E. Grimes, Trustee, by deed of record in Official Record 14560C04, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a P.K. Nail in the centerline of Haughn Road at the southeasterly corner of said 7.000 acre tract;

thence North  $86^{\circ} 56' 12''$  West, leaving said centerline and being along the southerly line of said 7.000 acre tract, also being the northerly line of Lot 51 of that subdivision entitled "Castle Farms Subdivision", of record in Plat Book 21, Page 3, a distance of 30.00 feet to an iron pin;

thence North  $3^{\circ} 50' 20''$  East, leaving said northerly lot line and crossing said 7.000 acre tract, being 30.00 feet westerly from and parallel with the centerline of said Haughn Road, a distance of 0.35 feet to an iron pin at an angle point;

thence North  $3^{\circ} 38' 28''$  East, continuing across said 7.000 acre tract, being 30.00 feet westerly from and parallel with the centerline of said Haughn Road, a distance of 234.71 feet to an iron pin in the northerly line of said 7.000 acre tract, being a southerly line of Lot 9 of that subdivision entitled "Kingswood Height", of record in Plat Book 28, Page 12;

thence South  $87^{\circ} 06' 32''$  East, being along said northerly line, being said southerly lot line, a distance of 30.00 feet to a P.K. Nail in the centerline of said Haughn Road at the northeasterly corner of said 7.000 acre tract;

thence South  $3^{\circ} 38' 28''$  West, being along said centerline, a distance of 235.15 feet to the place of beginning, containing 0.162 acre of land, of which 0.135 acre lies within the present right-of-way of Haughn Road, leaving a net acreage of 0.027 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on the same meridian as the plat entitled "Hoover Crossing Section 5", of record in Plat Book 80, Page 99, in which the centerline of Haughn Road has a bearing of North  $3^{\circ} 48' 35''$  East, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill

Registered Surveyor No. 6919

JRH/mf

EXHIBIT "A"

0.052 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being a strip of land across Lot 54 of Castle Farms Subdivision, of record in Plat Book 21, Page 3, and across that 0.260 acre tract of land of said Survey No. 1383, as conveyed to Charles C. Sr. and Patty L. Howard by deeds of record in Deed Book 3548, Page 789 and Deed Book 2576, Page 655, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the intersection of the westerly right-of-way line of Haughn Road with the southerly right-of-way line of Ventura Boulevard, being the northeasterly corner of said Lot 54;

thence South  $3^{\circ} 50' 20''$  West, being along the westerly right-of-way line of said Haughn Road, a distance of 64.79 feet to an iron pin at the southeasterly corner of said Lot 54, being in the northerly line of said 0.260 acre tract;

thence South  $86^{\circ} 56' 12''$  East, along the northerly line of said 0.260 acre tract, a distance of 25.00 feet to a P.K. Nail in the centerline of said Haughn Road, being the northeasterly corner of said 0.260 acre tract;

thence South  $3^{\circ} 50' 20''$  West, along said centerline, a distance of 64.78 feet to a P.K. Nail at the southeasterly corner of said 0.260 acre tract;

thence North  $86^{\circ} 56' 12''$  West, leaving said centerline and being along the southerly line of said 0.260 acre tract, a distance of 30.00 feet to an iron pin;

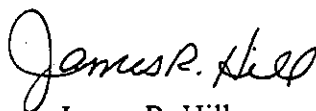
thence North  $3^{\circ} 50' 20''$  East, crossing said 0.260 acre tract and said Lot 54, a distance of 129.57 feet to an iron pin in the southerly right-of-way line of said Ventura Boulevard;

thence South  $86^{\circ} 56' 12''$  East, being along said southerly right-of-way line, a distance of 5.00 feet to the Point of Beginning, containing 0.052 acre of land, more or less, of which 0.030 acre lies within the present right-of-way of Haughn Road, leaving a net acreage of 0.022 acre.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on the same meridian as the plat "Hoover Crossing Section 5" of record in Plat Book 80, Page 99, in which the centerline of Haughn Road has a bearing of North  $3^{\circ} 48' 35''$  East, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill

Registered Surveyor No. 6919

**The City of Grove City, Ohio**  
P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427

**CHERYL L. GROSSMAN** April 21, 1997  
Mayor  
(614) 871-6331  
(614) 871-6306 Fax

**CHARLES W. BOSO, JR.**  
City Administrator  
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(614) 871-6306 Fax

**WILLIAM F. LOTZ, SR.**  
Chief Building Inspector  
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(614) 871-6343 Fax

**SHANNON D. HAMONS**  
Development Director  
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(614) 871-6306 Fax

**ROBERT E. BEHLEN III**  
Finance Director  
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(614) 871-6306 Fax

**THOMAS R. CLARK**  
Law Director  
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(614) 871-1299 Fax

**BARRY A. BARBERT**  
Parks & Recreation Director  
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**NANCY A. SCHLAGHECK**  
Public Information Coordinator  
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**THOMAS J. KULP**  
Safety Director  
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**JAMES M. BLACKBURN**  
Service Director  
(614) 875-8060  
(614) 871-6314 Fax

**Steven Bennett, Chairman**  
Finance Committee  
Grove City Council  
4035 Broadway Avenue  
Grove City, Ohio 43123

Re: Resolution CR-27-97

Dear Steve,

Please find attached a copy of a memorandum which discusses the impact of the proposed Annual Pass Fee which we discussed last week and the revised Proforma for both the 20 yr and 25 yr. High Debt Rate plan.

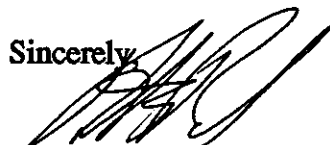
The fee yield has been modified from the original premise of option 1 as set out by The Sports Management Group for the projected 600 passes by reducing the predicted receipts for Annual Passes by \$66,000. This reduction is generated by the effect of subtracting the effect of the income tax to be paid by members of each rate group and the effect adjusting these rates further to benefit residents of Grove City, Ohio.

Using the same reduction technique on progressively larger projected sales of passes, the yield from the sale of 900 annual passes at the proposed resident rates is equal to the yield of the Option 1 rates at 600 passes.

Please remember that the total projected yield from annual passes in option 1 was \$165,000 with an additional \$622,375 of projected revenues to be derived from other rates for residents and non residents still to be determined.

Please contact my office if you have any further questions.

Sincerely,



Robert Behlen

C Mayor Grossman

# The City of Grove City, Ohio

P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427

**CHERYL L. GROSSMAN**  
Mayor  
(614) 871-6331  
(614) 871-6306 Fax

## MEMORANDUM

April 17, 1997

**CHARLES W. BOZO, JR.**  
City Administrator  
(614) 871-6331  
(614) 871-6306 Fax

To: Mayor Grossman, Charles Boso

**WILLIAM F. LOTZ, SR.**  
Chief Building Inspector  
(614) 871-6315  
(614) 871-6343 Fax

From: Robert Behlen

**SHANNON D. HAMONS**  
Development Director  
(614) 871-6331  
(614) 871-6306 Fax

Re: Impact of Proposed Annual Pass Fee

**ROBERT E. BEHLEN III**  
Finance Director  
(614) 871-6335  
(614) 871-6306 Fax

## BACKGROUND

**THOMAS R. CLARK**  
Law Director  
(614) 875-4895  
(614) 871-4299 Fax

The Sports Management Group, Inc. was engaged to prepare revenue, expenditure, programming and market sensitivity information to be used to educate and guide decision makers in the design and development of a business plan for a recreation center to be owned by the residents of Grove City and operated by the City of Grove City. Marketing information was presented based on option 2, the upper range of price tolerance and option 1 the lower range of comparable recreation opportunities. The expenditure information was presented at two levels of utilization.

**BARRY A. BARBERT**  
Parks & Recreation Director  
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**NANCY A. SCHLAGHECK**  
Public Information Coordinator  
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**THOMAS J. KULP**  
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**JAMES M. BLACKBURN**  
Service Director  
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The assumptions for pricing in the study presumed that revenue would come only from user fees. In the Grove City model, users who are employed will pay 25% of their income to a Park Management Fund which is the expendable trust that has been proposed to support the capital cost of park improvements and the underwriting of their operation and management. Although the tax is to finance a broad array of facilities over a period of time, the attention has been directed to the recreation center which is the first tangible benefit which will be recognized by the resident taxpayer. This linkage and an understanding of the basis for the recommended range for annual passes identified the importance to consider the tax as part of the charge for the use of the facility and its importance to gain citizen support for the issue at the May 5, 1997 election.

The City administration prepared analysis to demonstrate the impact of the income tax paid on the range that was provided by Sports Management. Further efforts were made to modify the categories of annual passes and pricing to provide incentives particularly for families to gain their support and to emphasize the importance of family in this community.

## **PROPOSED Annual Fee Pass**

**Page 2.**

**April 17, 1997**

The Annual Fee represents between 25 and 30% of the projected revenues to be generated by the rec center yielding between \$165,000 and \$185,000 in revenue. The adjustment to this component of the fee schedule could be offset by the pricing of other user fees and the greater dependence on income tax revenue while pricing and utilization stabilize in the early years of operation. The project proforma provide an understanding of opportunities to manage the expenditure side of the construction and management of the rec center and the assets of the Park Management Fund.

### **DISCUSSION:**

The attached chart outlines the various categories and pricing that has been accumulated in this process. The economic impact of the two member family rate was not part of the Sports Management presentation so all is not apples or oranges. The 600 pass group and the 700 pass group were two levels that were the limits of the ranges of reasonableness based on the Sports Management price ranges. SM felt that the prices proposed by the administration would likely generate more sales given the favorable pricing in the range of 1,000 passes. The comparative was backed down to 900 which was sufficient to allow for the conduct of traditional economic theory and its effect.

The long and the short is that in the 900 range for the sale of annual passes, the revenue becomes comparable with the option SM 1 which was the number used in each of the proforma prepared last November.

There is no certainty to the precession of the numbers used in this analysis but an impact of a reduction of \$66,000 in projected revenues from this source can be managed in a number of ways in exchange for the long term benefit of the Rec Center and the stability brought to this community by the Park Management Fund.

City of Grove City, Ohio  
Analysis of Annual Resident Pass Rates  
Prepared by Robert Behlen  
04/20/97

SM 1 and SM 2 refer to the options provided by the sports management group.

Category	SM 1	SM 1 Net	SM 2	SM 2 Net	Admin	Ave Net	Diff.
Youth (under 21 years of age)	\$190	\$190	\$270	\$270	\$100	\$230	(\$130)
Senior(Single, 55 years of age and above)	\$190	\$190	\$270	\$270	\$125	\$230	(\$105)
Adult(Single, 22 - 54 years of age)	\$260	\$172	\$290	\$202	\$150	\$187	(\$37)
Family(Maximum two members)	\$0	\$0	\$0	\$0	\$200	\$0	\$200
Family( three or more members)	\$400	\$293	\$440	\$333	\$250	\$913	(\$63)

NET: Adjusts for .25% income tax paid.  
Adult making \$35,000 (\$88)  
Family making \$43,000 (\$107)

Projected Yield	Passes Sold							
Youth (under 21 years of age)	125	\$23,750	\$23,750	\$33,750	\$33,750	\$12,500	\$28,750	(\$16,250)
Senior(Single, 55 years of age and above)	103	\$19,570	\$19,570	\$27,810	\$27,810	\$12,875	\$23,690	(\$10,815)
Adult(Single, 22 - 54 years of age)	194	\$50,440	\$33,368	\$56,260	\$39,188	\$28,100	\$36,278	(\$7,178)
Family(Maximum two members)	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Family( three or more members)	178	\$71,200	\$52,154	\$78,320	\$59,274	\$44,500	\$55,714	(\$11,214)

Income Tax Carve out	600	\$164,960	\$128,842	\$196,140	\$160,022	\$98,975	\$144,432	(\$45,457)
Average			\$36,118		\$36,118			
			95,80371					

Youth (under 21 years of age)	100	\$19,000	\$19,000	\$27,000	\$27,000	\$10,000	\$23,000	(\$13,000)
Senior(Single, 55 years of age and above)	78	\$14,820	\$14,820	\$21,060	\$21,060	\$9,750	\$17,940	(\$8,190)
Adult(Single, 22 - 54 years of age)	174	\$45,240	\$29,928	\$50,460	\$35,148	\$26,100	\$32,538	(\$6,438)
Family(Maximum two members)	150	\$0	\$0	\$0	\$0	\$30,000	\$0	\$30,000
Family( three or more members)	198	\$79,200	\$58,014	\$87,120	\$65,934	\$49,500	\$61,974	(\$12,474)

Income Tax Carve out	700	\$156,260	\$121,762	\$185,640	\$149,142	\$125,350	\$195,452	(\$10,102)
Average			\$36,498		\$36,498			
			\$69,26					

Youth (under 21 years of age)	125	\$23,750	\$23,750	\$33,750	\$33,750	\$12,500	\$28,750	(\$16,250)
Senior(Single, 55 years of age and above)	80	\$15,200	\$15,200	\$21,600	\$21,600	\$10,000	\$18,400	(\$8,400)
Adult(Single, 22 - 54 years of age)	190	\$49,400	\$32,680	\$55,100	\$38,380	\$28,500	\$35,530	(\$7,030)
Family(Maximum two members)	185	\$0	\$0	\$0	\$0	\$37,000	\$0	\$37,000
Family( three or more members)	320	\$128,000	\$93,760	\$140,800	\$106,560	\$80,000	\$100,160	(\$20,160)

Income Tax Carve out	800	\$216,350	\$185,390	\$251,250	\$200,290	\$168,000	\$182,840	(\$14,840)
Average			\$50,960		\$50,960			
			\$72,80					

Distribution of sales by category is under the Behlen Gambit and as such are subject to random variation.

Other resident and non resident fees and charges are outlined in the Sports Mgt. Report 10/31/96.

# The City of Grove City, Ohio

P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427

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April 21, 1997

Michael Milovich, President,  
Grove City Council  
4035 Broadway Avenue  
Grove City, Ohio 43123

Re: Resolution Cr-27-97

Dear Michael,

The purpose of this letter is to inventory and transmit the series of documents which in their totality constitute our business plan. All documents with the exception of items 4, 5, and 6 have been distributed to Council members. These three new documents will be distributed at tonight's meeting.

1). **April 25, 1996 Memorandum from Mayor Grossman to Council**

*Information on existing debt and debt capacity for the City*

**April 1, 1996 Memorandum from Robert Behlen to Mayor Grossman on Recreation Facility Financing**

*Discussion of Property tax and Income tax financing options*

**September, 1995 article from American City and Country**  
*Article on two community facilities*

**Initial Cost Estimates by Square Foot by Kellam & Associates**

**April 15, 1996 Memorandum from Bond Counsel to Mayor Grossman**  
**Procedures for reduction of income tax credit and crease of rate**

2). **October 31, 1996 Probable operating cost and potential revenues authored by The Sports Management Group under contract to the City**

*Statement of Goals  
Probable Operating Costs  
Potential Revenue  
Hypothetical Fees  
Fee Summary  
Option 1  
Option 2  
Cost Recovery*



Resolution CR-27-97

April 21, 1997

Page 2.

3). **Grove City Community Recreation Center Proposal October 30, 1996**

*Excerpts from The Sports Management Group Report  
Community Survey Results from Parks Schedule  
Recommended Facility Program & Budget-Lupton-Rausch Oct.1996  
Rec Center Cash Flow Proforma Memorandum From Robert Behlen to  
Mayor Grossman recommending income tax rate.  
Sample Resolution for special election  
Site Layout  
Building Elevation Studies  
Building Floor Plans*

- 4). **April 17, 1997 Memorandum from Robert Behlen to Mayor Grossman on Impact of Proposed Annual Pass Fee**
- 5). **Revised Cash Flow Proforma 20yr High Debt per CR-27-97**
- 6). **Revised Cash Flow Proforma 25yr High Debt per CR-27-97**

Please contact my office if you have any questions on this matter.

Sincerely,

Robert E. Behlen

C. Mayor Grossman  
Charles Boso, Jr.